



Connells

The Wye
Hemel Hempstead



Property Description

A one bedroom ground floor maisonette located at the end of a quiet cul-de-sac. Benefits include parking to the front, private rear garden, spacious kitchen/living area, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. **CALL NOW TO BOOK A VIEWING!!** Call us now to arrange a viewing!

Front Garden

Driveway parking for one vehicle.

Lounge Open Plan

Double glazed door to front, TV point, radiator and wood laminate flooring.

Kitchen Open Plan

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, central heating boiler, plumbing for washing machine, double glazed window.

Bedroom

Double glazed window, TV point, radiator and double glazed door to garden.

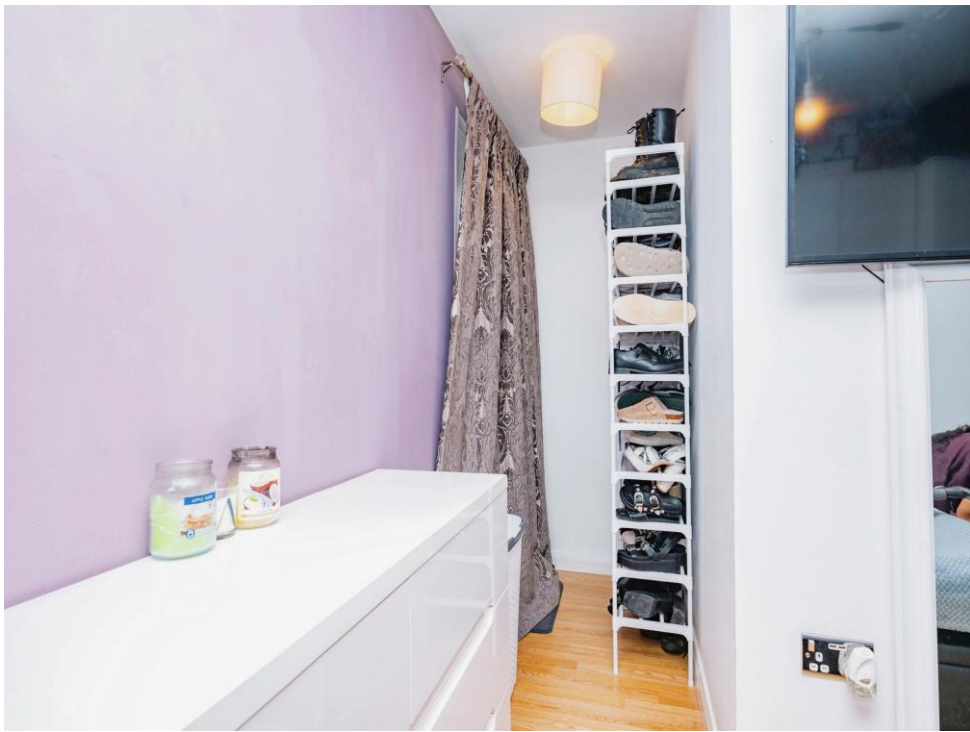
Bathroom

Fitted with bath with mixer taps, wash hand basin, low level WC and full tiling.

Rear Garden

Patio area with fence surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM311105

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HEM311105 - 0007